



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

EPA Region 5 Records Ctr.



227632

MAY 19 2000

REPLY TO THE ATTENTION OF:

SE-5J

VIA FACSIMILE AND U.S. MAIL

Mr. Richard Berggreen
STS Consultants, Ltd.
750 Corporate Woods Parkway
Vernon Hills, Illinois 60061-3153

Re: Completion of On-Site Work under Order No. V-W-96-C-353 for the Lindsay Light II Site, 316 East Illinois Street, Chicago, Cook County, Illinois As Issued June 6, 1996

Dear Mr. Berggreen:

The United States Environmental Protection Agency issued a Unilateral Administrative Order No. V-W-96-C-353(UAO) on June 6, 1996 to Kerr-McGee Chemical Corporation and The Chicago Dock & Canal Trust requiring removal of thorium contamination from the Lindsay Light II Site located at 316 East Illinois Street, Chicago, Cook County, Illinois. On March 29, 2000, U.S. EPA amended the UAO to also include property located across Columbus Drive bearing the Cook County's Assessor's Parcel Number 17 10 212 019. **This Completion Letter covers only the portion of the Site located at 316 East Illinois as described in the UAO issued June 6, 1996.**

The June 6, 1996 UAO required removal of thorium contamination from the 316 East Illinois Street site that The Chicago Dock & Canal Trust identified in an extent of contamination study Chicago Dock performed pursuant to an Administrative Order by Consent, No. V-W-94-C-22 dated January 27, 1994. The UAO also required Chicago Dock & Canal Trust to excavate and dispose of all characterized wastes identified and generated during removal activities.

Pursuant to the UAO, Kerr-McGee Chemical Corporation and The Chicago Dock & Canal Trust, through their consultant, STS Consultants, Ltd., submitted a work plan on July 25, 1996. U.S. EPA approved the work plan, as revised, on October 1, 1996. On October 26, 1996, site work was initiated. Work on this site was conducted under two phases. The first phase began in 1996 and stopped in 1997. During Phase I, 24,019 tons of thorium-impacted soil was shipped to Envirocare in Clive, Utah, and the depth of the site had reached the water table. Phase II was initiated and completed in 1999, and this phase encompassed the removal of all remaining thorium contamination below the water table. During Phase II, 4,809 tons was shipped to Envirocare.

In between Phase I and Phase II, River East, L.L.C. succeeded The Chicago Dock & Canal Trust and Kerr-McGee Chemical Corporation became Kerr-McGee Chemical, L.L.C.

During January 2000, STS Consultants, Ltd. and Bono Consulting, Inc., submitted final reports on their activities at the site, as required by the UAO. Reports from two consultants were submitted because the work was conducted in two phases. Phase I essentially went from 1996-1997 and Phase II was 4 months in the calendar year 1999.

The UAO required the following work:

- 1) Develop and implement site health, safety and security measures.
- 2) Develop and implement air monitoring program.
- 3) Remove contamination until the cleanup criterion of 5 picoCuries per gram total radium (radium-226 + radium-228) over background is achieved. This cleanup criterion will be met in each 15 centimeter layer below the surface. Averaging over areas up to 100 square meters will be allowed, but only after reasonable efforts have been made to achieve levels As Low As Reasonably Achievable (ALARA). It is not U.S. EPA's intent to leave any elevated areas of contamination if at all possible.
- 4) Establish local background for radium-226 and radium-228 from four soil samples taken on the property at points where the gamma exposure rates are lowest plus eight soil samples taken off-site, but in the immediate vicinity, of the parking lot.
- 5) Transport and dispose of all characterized or identified hazardous substances, pollutants, wastes or contaminants at a RCRA/CERCLA/IDNS approved disposal facility in accordance with the U.S. EPA off-site policy.
- 6) Conduct off-site surveying and sampling as necessary and, at a minimum, implement 40 CFR 192, if deemed necessary should contamination be discovered beyond current site boundaries.
- 7) Backfill all excavations with suitable material, and if soil, test borrow source for radioactivity and other pertinent characteristics in 40 CFR Part 261.

U.S. EPA's Air and Radiation Division and Superfund Division performed oversight of the PRP's activities at this site. Superfund Division reviewed the final reports due to the reassignment of staff from the Air and Radiation Division to the Superfund Division.

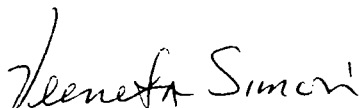
U.S. EPA concludes that River East, L.L.C. and Kerr-McGee Chemical, L.L.C. have completed the on-site work required by the Order.

This letter merely reflects U.S. EPA's determination that the on-site work required by the Order was completed with the following exceptions: two bound reports that incorporates all changes requested in a separate letter regarding editorial changes to the final reports submitted by STS Consultants, Ltd. and Bono Consulting, Inc. For the purposes of this Notice of Completion, "on-site" is defined as the real property known as 316 E. Illinois Street, Chicago, Cook County, Illinois that is bounded by, but does not include, the streets and sidewalks of North McClurg Court, East Illinois Street, North Columbus Drive, and East Grand Avenue.

This notice of completion in no way releases River East, L.L.C. and Kerr-McGee Chemical, L.L.C. from any potential future obligations to perform additional work to address the same or other conditions at the site, at the RV3 North Columbus Drive, or at off-site locations associated with the Lindsay Light II facility. Similarly, this notice of completion does not release River East, L.L.C. and Kerr-McGee Chemical, L.L.C. from any recordkeeping, payment, penalties for any violation of the Order or other obligations under the Order that extend beyond the date of this notice.

Please contact me at (312) 886-3601 or Mary Fulghum, Associate Regional Counsel, at (312) 886-4683, if you have any questions concerning this letter.

Sincerely,



Verneta Simon
On-Scene Coordinator

cc: Dan White, Kerr-McGee Chemical, L.L.C.
Kevin Augustyn, River East, L.L.C.
Bernie Bono, Bono Consulting, Inc.
J.T. Smith, Covington & Burling
Vincent S. Oleszkiewicz, Baker and McKenzie
Fredrick Moeller, Johnson & Bell

bcc: Jose Deleon, C-14J
Mary Fulghum, C-14J
Mick Hans, P-19J
Larry Jensen, SE-5J
Derrick Kimbrough, P-19J
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Fred Micke, SE-5J
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